

THE TRUTH ***ABOUT*** ***THE FARM***



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This year's election is very crucial to the future of Piscataway. The key issue in this year's election is the preservation of open space. The focal point of this issue has centered around the Cornell Farm. Since the passage of the Green Acres Trust Fund in 1998, state money is available to local communities for the preservation of open space. This money has never before been available. Brian Wahler and his Democratic team have pledged to preserve the Cornell Farm and other open space assets by taking advantage of this program and the Middlesex County Open Space Trust Fund. Brian Wahler and Democratic candidates Ken Saunders, Jim Huben and Millie Scott have pledged to create an Open Space Advisory committee to inventory our open space assets and help plan for the future. This commission will be vital in protecting the future of Piscataway.

THE CORNELL FARM

The preservation of the Cornell Farm through farm land preservation is necessary to the quality of life in Piscataway. This became an important issue a few years ago when the owners of the farm property began to market the property to developers. Many residents will remember that there was a "for sale" sign in front of the farm a few years back. The township also heard from developers who wanted to explore the possibilities of placing high density housing on this property. It was at this time, that the Township felt it necessary to preserve this farm from development. There have been active negotiations with the owners for several years. The issue has always been price.

The Cornell Farm is owned by a corporation, Washington Ave. L.L.C. and individuals. Most of the owners do not live on the farm or in Piscataway.

FARM LAND PRESERVATION

The farmland preservation program would pay the owners for their developmental rights only. They would keep the farm. They could continue to live and work the farm forever. They could also sell the farm with the only restriction being that it had to be continually used as a farm. The owners would receive millions of dollars for the purchase of their developmental rights. If the Halpers truly wish to remain as farmers as they claim, this is the ideal program. This is the preferred solution of the Democratic candidates. Brian Wahler and the Democratic team of Ken Saunders, Jim Huben and Millie Scott want the Cornell Farm to remain as a farm forever.

If the Halpers do not wish to remain as farmers, it is the democrats position to purchase the farm now with the Middlesex County Open Space Trust Fund, while this is an available option. Waiting would eliminate this funding and cost Piscataway taxpayers millions of dollars. It is essential to preserve this asset while we have the funding to do so. The Republicans have been irresponsible in their statements about the democrats "stealing" the farm. This is not only untrue, it would be illegal. The owners would be paid fair market value. If the parties can't agree on the value of the property, the law provides that a jury would decide the fair price. What could be fairer then to purchase the property now for the public good? The Republicans have stated that they would allow the Halper Family to do what they want with the property. This is why the Halpers are active supporters of the Republicans. They want to develop the property to the detriment of the town.

The issue is **QUALITY OF LIFE versus MONEY.**

TAXES AND TRAFFIC

Why is development of this property bad? Taxes and traffic. If this property is developed, we will have greatly increased traffic problems. This will have a negative impact on our quality of life. If there are an additional 150 new homes, it can be expected that there will be 300 - 400 additional school age children. Since it costs approximately \$8,000 to \$10,000 per year to educate a child, the impact on local school taxes is enormous. Our school system is already overcrowded. The Board of Education has started public discussions of a major bond issue for new and/or renovations to our schools without ever considering the impact of the 300 - 400 children from the farm, if developed. The development of the farm would hurt our quality of life and this is why the Democrats are against it. A township can't reasonably stop all development but we have a unique opportunity to stop this problem now with the funding for open space acquisition or farmland preservation that is now available. The time to act is now. Only Brian Wahler and the Democratic team have promised to do this.

THE FUTURE

An election should be about the future. This election and your choices will dramatically impact the future of Piscataway. Democrats Brian Wahler for Mayor; Ken Saunders, Jim Huben and Millie Scott for Council, offer a unique vision of Piscataway's future that is dramatically different from the Republican Candidates.

PISCATAWAY'S FUTURE IS IN YOUR HANDS!



**For Mayor
BRIAN WAHLER**

**For Council
KEN SAUNDERS
JIM HUBEN
MILLIE SCOTT**

AN EXPERIENCED DYNAMIC TEAM FOR PISCATAWAY'S FUTURE

WE PLEDGE TO:

- **Preserve the Cornell Farm**
- **Stop Uncontrolled Sprawl**
- **Acquire Even More Open Space**

WE WILL CONTINUE TO:

- **Maintain a Stable Municipal Tax Rate**
- **Provide the Highest Standards of Municipal Services**
- **Improve Road Networks & Traffic Conditions**
- **Provide the Best Public Safety Protection**
- **Protect Our Environment**
- **Keep Piscataway a Great Place to Live**

VOTE DEMOCRATIC LINE "B"